

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES

DATE: DECEMBER 1, 2011

COMMITTEE MEMBERS PRESENT:

SUPERVISORS GOODSPEED
BENTLEY
LOEB
MCDEVITT

COMMITTEE MEMBER ABSENT:

SUPERVISOR MONROE

OTHERS PRESENT:

MICHAEL SWAN, DIRECTOR, REAL PROPERTY TAX SERVICES
LEXIE DELUREY, DEPUTY DIRECTOR
PAUL DUSEK, COUNTY ADMINISTRATOR
JOAN SADY, CLERK OF THE BOARD
KEVIN GERAGHTY, BUDGET OFFICER

SUPERVISORS KENNY
VANNESS
THOMAS
TAYLOR
WOOD
STRAINER
CONOVER

DON LEHMAN, *THE POST STAR*
THOM RANDALL, ADIRONDACK JOURNAL
WILLIAM MASON, SUPERVISOR-ELECT, TOWN OF QUEENSBURY
CAMERON TESSIER, GLENS FALLS RESIDENT
JOANNE COLLINS, LEGISLATIVE OFFICE SPECIALIST

Mr. Goodspeed called the meeting of the Real Property Tax Services Committee to order at 10:16 a.m.

Motion was made by Mr. Bentley, seconded by Mr. McDevitt and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Michael Swan, Director of Real Property Tax Services, who distributed copies of his agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Mr. Swan requested approval for a correction from the Treasurer's Office for a parcel in the Town of Queensbury which was deleted for consolidation with another parcel.

Motion was made by Mr. Bentley, seconded by Mr. Loeb and carried unanimously to approve the correction from the Treasurer's Office as outlined above and the necessary resolution was authorized for the December 16, 2011 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Swan apprised the next agenda item was a request to re-issue a deed for Tax Map Parcel No. 24.-1-30 located in the Town of Hague. He said the original deed had been issued in 1971 but not recorded, and subsequently lost.

Motion was made by Mr. McDevitt, seconded by Mr. Loeb and carried unanimously to approve the request to re-issue a deed as outlined above and the necessary resolution was authorized for the December 16, 2011 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Addressing pending items, Mr. Swan advised that the property boundary issue at the North Creek Railroad station was under review by the County Attorney and an update would be provided at a future meeting.

With regard to New Business, Mr. Swan apprised that the buyer of a parcel located in the Town of Queensbury, which was purchased at the 2010 Land Auction, had stopped payment on the check. Mr. Swan noted that the buyer had made an uninformed decision regarding the specifics of the parcel, and subsequently changed their mind. He said the stop-payment action was not identified by the County until after the deed was issued; therefore the options to resolve this included requesting a quit claim deed from the purchaser, or to wait for foreclosure activity to begin. Mr. Swan advised that the Treasurer required closure of the issue for the books. Messrs. VanNess and Goodspeed agreed that the purchase was binding and action taken by the County would set a precedent. A discussion ensued and Mr. Goodspeed stated that a resolution was needed to modify the Terms of Sale for the County Land Auction, to warn prospective bidders that the County would consider the stop-payment of checks to be a breach of contract.

Motion was made by Mr. Loeb, seconded by Mr. Bentley and carried unanimously to amend Resolution No. 440 of 2010 amending the Terms of Sale to include verbiage to advise buyers of their payment responsibilities as outlined above and the necessary resolution was authorized for the December 16, 2011 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Swan informed that 2012 foreclosure activity had commenced and he noted there were 350 parcels listed as compared to 600 in 2010, and he added that 600 was very high and 350 was within a historically typical range.

Mr. Swan advised of a personnel matter included in the agenda which required discussion. Mr. Dusek recommended that an executive session be declared to discuss matters leading to the possible appointment or promotion of an employee.

Motion was made by Mr. Loeb, seconded by Mr. Bentley and carried unanimously to enter into executive session pursuant to Section 105 (f) of the Public Officers Law.

Executive session was declared from 10:30 a.m. to 10:55 a.m.

Upon reconvening, motion was made by Mr. Loeb, seconded by Mr. McDevitt and carried unanimously to approve the request to fill the vacant position of Director of Real Property Tax Services, annual salary of \$63,256, due to resignation, and to refer same to the Personnel Committee. *A copy of the Notice of Intent to Fill Vacant Position is on file with the minutes.*

As there was no further business to come before the Real Property Tax Services Committee, on motion made by Mr. Bentley and seconded by Mr. Loeb, Mr. Goodspeed adjourned the meeting at 10:55 a.m.

Respectfully submitted,

Joanne Collins, Legislative Office Specialist